

# FOR LEASE



## MUR-LEN PLAZA

1701-1731 S MUR-LEN ROAD | OLATHE, KANSAS 66062

**KESSINGER HUNTER**  
commercial real estate



## PROPERTY FEATURES

- ✓ 1,600± SF in-line space **For Lease**
- ✓ Ideal for boutique retail, wellness, medical, professional services or specialty concepts seeking a strong neighborhood presence
- ✓ Highly visible location with direct frontage and access off Mur-Len & 151<sup>st</sup> Street
- ✓ Established neighborhood center with a service and daily-needs tenant mix that drives steady, repeat traffic

### SPACE FEATURES

BASE RENT

\$18.00 PSF

For more information, please contact:

#### KOBI MASHNOUK

Retail Brokerage

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FROM EXISTING CONDITION TO FUTURE POSSIBILITIES



SEE THE POTENTIAL:  
A conceptual vision of what this building could become

OPTION 1 | MODERN BOUTIQUE

A clean, open layout with minimalist fixtures, warm neutral tones, and a focus on product presentation.



OPTION 2 | COFFEE USER

A welcoming coffee shop with a functional counter layout, comfortable seating, warm materials, and a relaxed, community-focused atmosphere.





SITE PLAN



1701-1785 S MUR-LEN RD  
OLATHE, KS 66062

SQUARE FEET                    37,297

PARKING SPACES                ~150

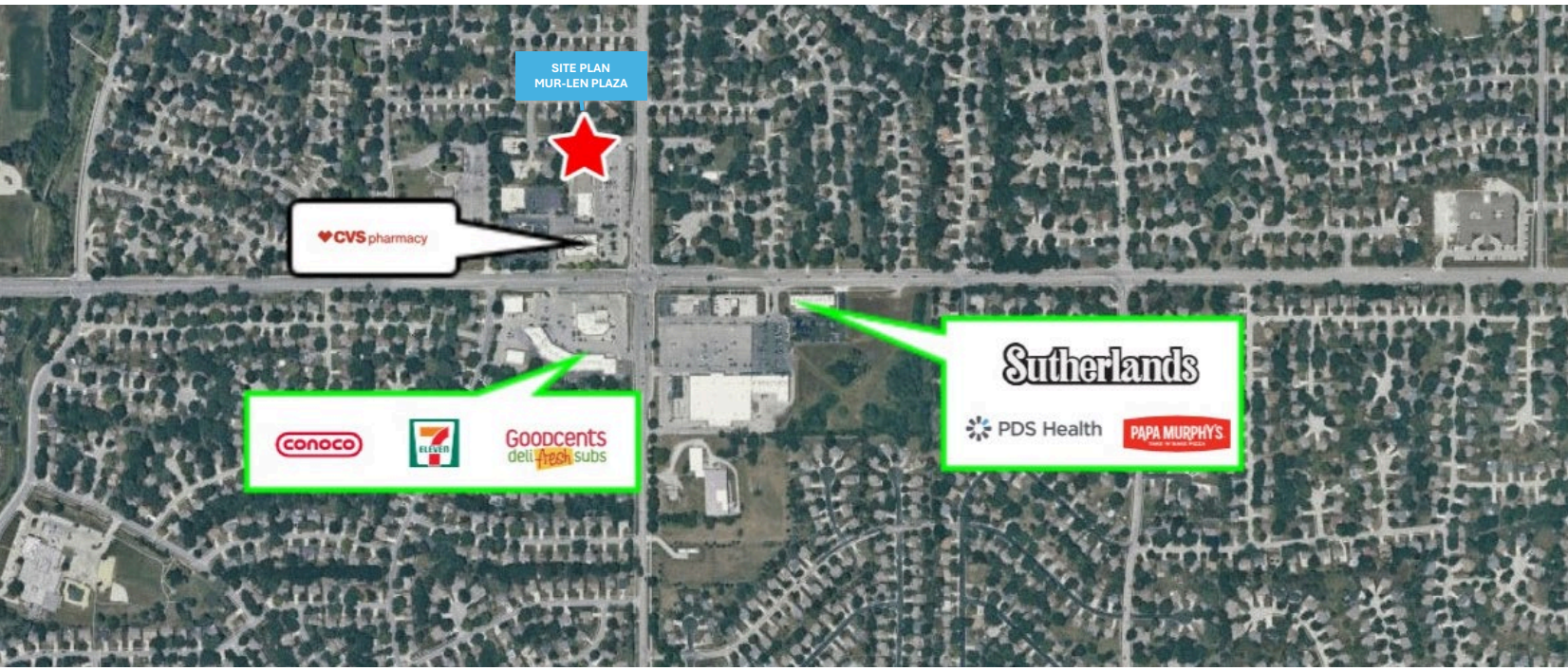
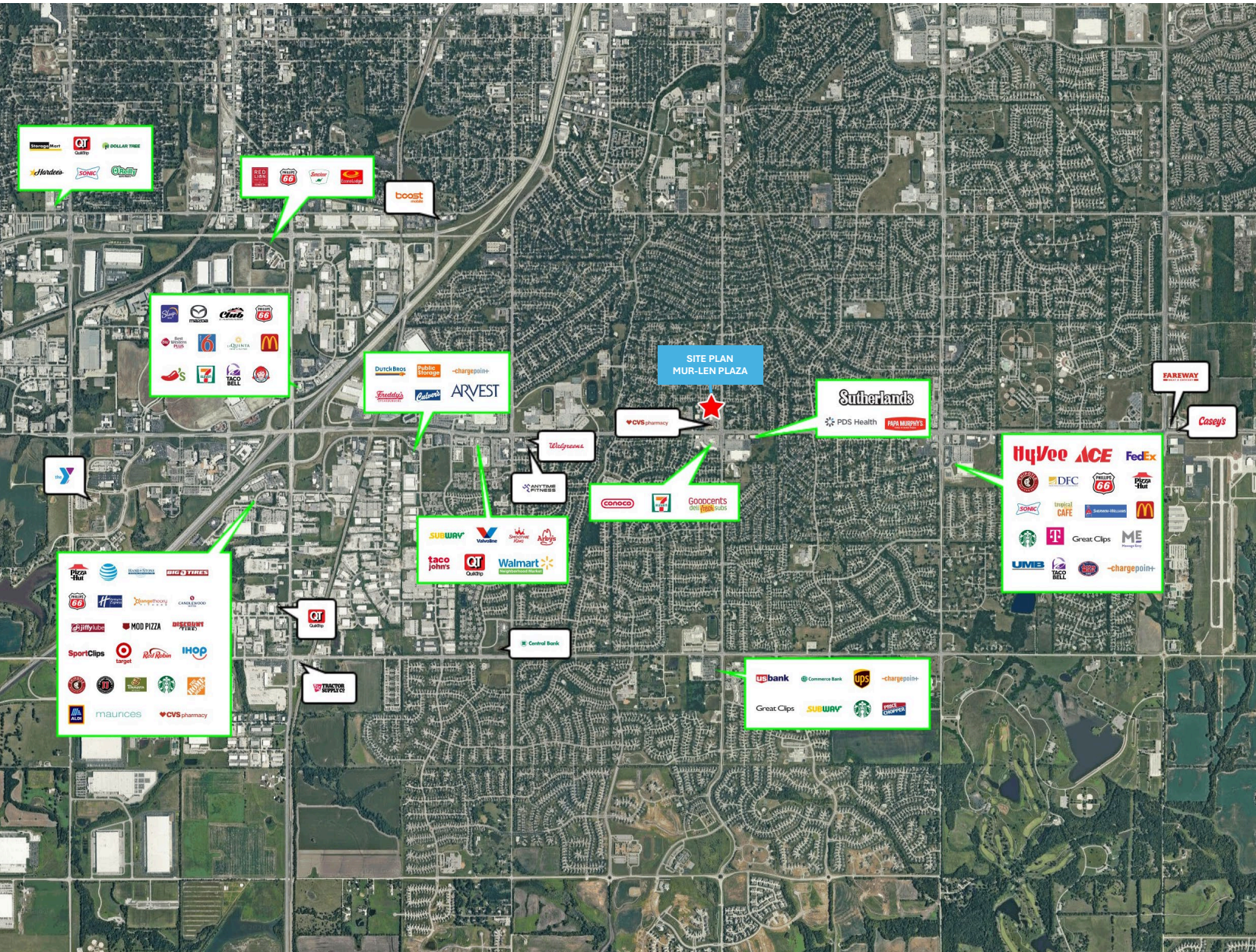
PARKING RATIO                 4.01 per 1,000 SF

| TENANT                   | SQ FT               |
|--------------------------|---------------------|
| CVS                      | 14,657              |
| CareVet LLC              | 3,933               |
| Don Ho Nguyen (Nails)    | 1,617               |
| Smoketokz LLC            | 1,550               |
| <b>VACANT</b>            | <b>1,600</b>        |
| Golden Palace            | 3,200               |
| Beauty Bar Salon and Spa | 1,640               |
| Sunflower Dental         | 3,160               |
| Shear Dimensions         | 900                 |
| KC Donut                 | 900                 |
| The Peanut               | 4,140               |
| Commerce Bank (ATM)      | -                   |
| <b>TOTAL</b>             | <b>37,297 SQ FT</b> |





# AERIAL OVERVIEW





## DEMOGRAPHICS

## POPULATION



|        |         |
|--------|---------|
| 1 MILE | 15,999  |
| 3 MILE | 79,579  |
| 5 MILE | 175,708 |

## AVERAGE HH INCOME

|        |           |
|--------|-----------|
| 1 MILE | \$160,932 |
| 3 MILE | \$145,729 |
| 5 MILE | \$161,24  |

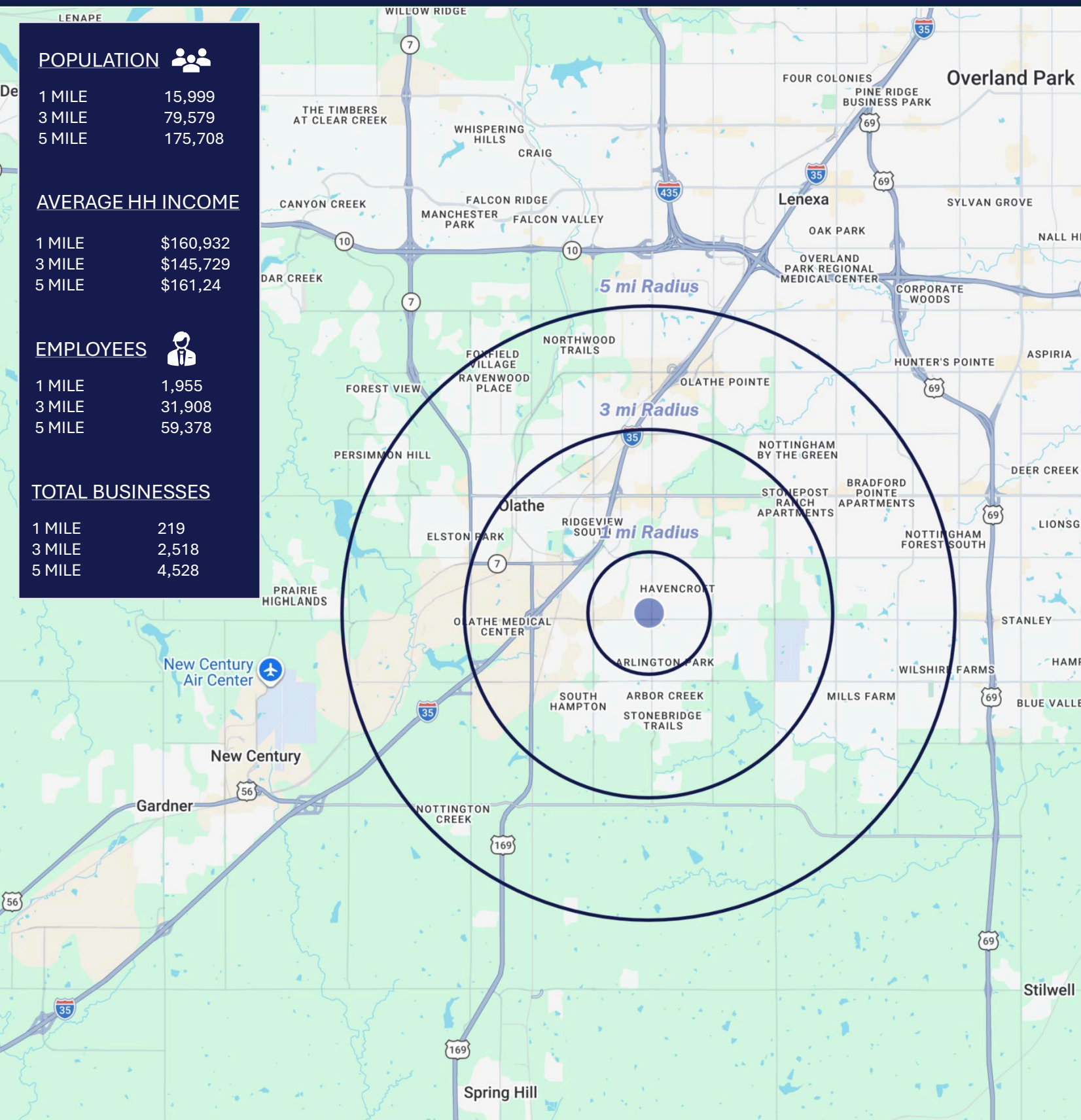
## EMPLOYEES



|        |        |
|--------|--------|
| 1 MILE | 1,955  |
| 3 MILE | 31,908 |
| 5 MILE | 59,378 |

## TOTAL BUSINESSES

|        |       |
|--------|-------|
| 1 MILE | 219   |
| 3 MILE | 2,518 |
| 5 MILE | 4,528 |



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